

12-1-19 OFF-STREET PARKING AND LOADING

12-1-1908 NUMBER OF PARKING SPACES REQUIRED

1. Except as may be provided elsewhere in this Ordinance, there shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. If any land, structure, or use is changed from one use to another which requires more off-street parking spaces as specified in Section 12-1-1908,2, there shall be provided such additional offstreet parking for the new use as is required by this .

2. Parking Lot Characteristics. On each parcel of land developed for nonresidential uses, lots shall be constructed as follows:

a. Surfacing. Each lot shall have an all-weather surfacing material and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.

b. Grading. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice.

c. Lighting. Lot shall be properly illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.

d. Size of Spaces. The standard parking space measures nine (9) feet wide by twenty (20) feet long, but sizes may vary to provide for vehicles that are larger or smaller than standard size.

3. Specific Requirements For Each Land Use. Required off-street parking shall be provided for each use as listed below. Requirements calculated on floor area shall be based upon Section 12-1-1903. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Parking shall be provided as follows, with spaces based upon one or a combination of uses listed:

Use Parking Requirement

(a) Residential

Single-unit Dwelling

Two Parking Spaces

Two-unit Dwelling

Two Parking Spaces per Unit

Three-unit Dwelling

Two Parking Spaces per Unit

Four-unit Dwelling

Two Parking Spaces per Unit

Multi-unit Dwelling

Minimum of 8 spaces, with 1.5 spaces for each additional unit over 5.

Apartment House

Minimum of 8 spaces with 1.5 spaces for each additional unit over 5.

(b) Golf courses, tennis courts and similar recreation areas.

Determined by specific review by Planning Commission.

(c) Hotel, motel and lodge

One space per each 1.5 rental units, plus one space per 200 square feet of meeting area.

(d) Intensive retail commercial shops selling directly to the public.

3.0 spaces for each 1,000 square feet of floor area.

(e)	Less intensive commercial businesses, such as furniture, appliance, and lumber sales.	1.5 spaces for each 1,000 square feet of floor area.
(f)	Offices and personal services, including medical and dental clinics.	2 spaces for each 1,000 square feet of floor area plus one space for each employee per shift.
(g)	Restaurants, bars. Fast Food or Drive-In.	One space for every 4 seats. 20 spaces for each 1,000 square feet of sales and enclosed eating space.
(h)	Churches, auditoriums, assembly halls, theaters.	One space for every 5 seats.
(i)	Bowling alleys, skating rinks, and similar recreational uses.	2 spaces for every 1,000 square feet of floor area.
(j)	Industrial and wholesale establishments. Planned Commercial Development (Industrial Park).	2 spaces for each 1,000 square feet of gross floor area. This shall not apply to buildings to be used exclusively for storage.
(k)	Mortuary	One space for every 300 square feet of floor area.
(l)	Hospitals, schools, civic buildings.	Determined by specific review by the Planning Commission.
(m)	Planned Commercial Development (Shopping centers, complexes, or rentable commercial space.)	At least 5.5 spaces per 1,000 square feet of floor area.

TABLE OF PARKING LOT DIMENSIONS

(Letters refer to the diagram below.)

<u>Parking Angle</u>		<u>45°</u>	<u>60°</u>	<u>90°</u>
Offset	A	18'	11 '	1'6"
Car Space	B	12'	10'	9'0"
Stall Depth	C	16'	18'	18'6"
Stall Depth	D	18'	19'	20'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'
Extra	H	6'	3'	0'